



The Corporation of the  
**City of North Bay**  
200 McIntyre St. East  
North Bay, ON P1B 8V6

**Planning and Building Department**  
Direct Line: (705) 474-0400, ext. 2401  
Toll Free: 1-800-465-1882  
[sasha.fredette@northbay.ca](mailto:sasha.fredette@northbay.ca)

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# **AGENDA**

## **COMMITTEE OF ADJUSTMENT**

**Meeting Date:** September 16<sup>th</sup>, 2025

**Time:** 9:30 a.m.

**Location:** City Hall – 200 McIntyre Street East, North Bay - 7<sup>th</sup> Floor  
Executive Boardroom

### **1) A-17-25 (Minor Variance)**

**Applicant:** Tulloch Inc. c/o Steve McArthur

**Subject Property Address:** 351 N Evergreen Rd

For application summaries, see [Appendix A](#) attached to this agenda. If you require additional information on any of the applications listed above, please contact [zoning@northbay.ca](mailto:zoning@northbay.ca)

## **Appendix A - Application Summary(s)**

### **1) A-17-25 (Minor Variance):**

A Minor Variance application has been submitted by Tulloch Inc. on behalf of Rod and Laura Sinclair, seeking relief from Zoning By-law 2015-30, as follows:

- a) Section 3.7.2.1, Reduce Min. Lot Frontage from 60m to existing 36.91m and lot size from 0.4ha to 0.2ha
- b) Table 10C, Reduce Min. Front Yard Setback from 30m to proposed 24m
- c) Table 10C, Reduce Min. Side Yard Setbacks from 6m to 2.8m
- d) Table 10C, Increase Max. permitted lot coverage from 10% to 11.2%
- e) Table 10D, Reduce Min. Side Yard Setback from 3m to 2.8m for an accessory building in the rear yard

for the purpose of redeveloping an existing lot located at 351(N) Evergreen Rd.